

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
June 3, 2009

The Board of Adjustment held its rescheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, June 3, 2009 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr – Chairman
Susan Wilson – Vice Chair
Mary Bartlett
Gregg Chislett

Members Absent:

Hall Hammond, Alternate
Grant McFarland
Andrew Herdeg, Alternate

Staff Members Present:

Ann McGlone, Community Development Director
Gracie Flores, Community Development Representative

The meeting was called to order by Mr. Orr at 5:32 p.m.

Ms. Wilson made a motion to approve the minutes from May 6, 2009 as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Bartlett, Chislett

AGAINST: None

CASE NO. 2007

416 College Blvd., Application of Roslyn Mazal, owner, to construct a second floor addition to an existing single story garage located at 416 College Blvd, CB 4024 BLK 162 LOT 2, E 25 FT OF 1, zoned SF-A. The permit was denied on the grounds of the following: 1) the height for the accessory building from grade to the top of the ridge will be 23'-6" instead of the 20'-0" maximum height allowed per Sec. 3-18(4); 2) the wall plate height for the accessory building will be 19'-3" instead of the 14'-0" maximum allowed per Sec. 3-14(4); 3) the side yard setback will be 3'-0" instead of the 5'-0" minimum allowed per Sec. 3-15(4); 4) the rear yard setback will be 3'-0" instead of the 5'-0" minimum per Sec. 3-16(3).

Ms. McGlone stated that the applicant had submitted revised drawings for the wall plate height. Ms. McGlone stated that Mike Brennan, City Attorney, explained that staff would not have to repost for the case since the new request is less than the original request. Mr. John Larcade, architect, explained that the new request is for the accessory building wall plate height to be 16 ft. instead of the 14 ft. maximum allowed. The Board agreed that the new request did not provide a true hardship as described in State Law. Mr. Orr suggested that the applicant meet with staff and review examples from the Design Guidelines.

A motion was made by Ms. Wilson to continue Case No. 2007 to the next Board of Adjustment meeting on July 1, 2009. The motion was seconded by Mr. Chislett.

The motion was approved with the following vote:

FOR: Orr, Wilson, Bartlett, Chislett

AGAINST: None

There being no further business, the meeting was adjourned.

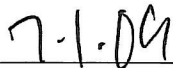
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Bill Orr, Chairman



Gracie Flores
Recording Secretary



Date Signed & Filed